

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – Saidabad Mandal – Transfer of Rights on certain occupations / encroachments of specified categories of unassigned Government lands – Application of Sri G.Madhava Varma S/o G.Ranga Raju for regularization of encroached Government land an extent of 748 Square Yards in Premises No.16-2-738/4/6/1, Gaddiannaram, Saidabad Mandal, Hyderabad District – Permission accorded – Orders – Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 1623

Dated 16 .08.2011.

Read the following :-

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008.
- (2) From the Chief Commissioner of Land Administration, AP Hyderabad Letter No. BB2/37/2010, dated 06.03.2010.
- (3) Government Memo. No. 13118/Assn.III(2)/2010-1 dated 28.04.2010.
- (4) From the Chief Commissioner of Land Administration, AP Hyderabad Letter No. BB2/37/2010, dated 02.06.2011.

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ORDER :-

Sri Gokaraju Madhava Varma S/o Gokaraju Ranga Raju R/o West Godavari District has put in an application (Sl. No. 18126 dated 27.6.2008) to the District Collector Hyderabad requesting for regularization of Government land to an extnt of 748 Square Yards in Premises No. 16-2-738/4/6/1, (Plot No.29) in TS No. 5/1, Block 'F', Ward No.170, (Sy. No. 318/1) Asmangadh, Gaddiannaram (V), Saidabad Mandal, Hyderabad District on payment of cost as per G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008. In the application it has been indicated that he has occupied the land from 17-01-1966. He has enclosed the Sale Deed vide Doc. No. 118 of 1966. He has also reported that WP No.20859 of 2007 is pending.

2. The Tahsildar Saidabad has reported that the applicant's application for regularization under G.O. Ms. No.166, dated 16.2.2008 got enquired and following details were given.

3. Sri Gokaraju Madhava Varma has applied for regularization of Government land for an extent of 748 Square Yards in premises No. 16-2-738/4/6/1 of Gaddiannaram (V), Saidabad (M), Hyderabad District falls in TS No. 5/1, Block 'F', Ward No.170, correlated to Sy. No. 318/1 of Saidabad (M), Hyderabad District, the premises area has been measured with the help of RMO Computer Land Records. It has been recorded in Column No.(10) as " Kharij Khata" and in column (20) as " HEH Nizam Patta" and it is vacant and the said land is Government Kharj Khata. It has also been reported that 'NOC' was rejected earlier in view of W.P. No. 20859/07 and LGC Group case which are pending. It has also been reported that built-up area is 48 Square Yards and vacant area is 700 square yards (total 748 square yards). Date and Number of Registered Document purchased is 118, dated 1966. Date of water supply connection dated 20.6.1989. WP No. 20859 of 2007 and LGC No. 54 of 2002.

4. The District Collector Hyderabad vide his letter dated 4.1.2010 addressed to Chief Commissioner of Land Administration AP-Hyderabad while giving the report of the Tahsildar has further reported that the case was inspected by the District Level Committee Members and recommended the case for regularization for an extent of 748 Square Yards and the matter was placed before the District Level Committee held on 30.11.2009 and the Committee has recommended the case for regularization.

5. The District Collector has also stated that basic value of the land is Rs. 3,360/- per square yard as on 31.12.2003. Depreciation has been given maximum percentage of 75% by taking the Sale Deed dated 1966. Surcharge 25% has been added since it is a prime land. After depreciation and surcharge adding the amount payable by the applicant is Rs.9,94,350/-.

contd.2.

6. The Chief Commissioner of Land Administration AP-Hyderabad in his letter dated 6.3.2010 has reported that the proposal of the District Collector for regularization of Government land encroached by Sri G.Madhava Varma to an extent of 798 Square Yards in Pr. No. 16-2-738/4/6/1, Gaddiannaram, Saidabad Mandal, Hyderabad District was placed before the Regularization Committee held on 19.2.2010. The Committee have recommended the proposal on payment of basic value of Rs.3,360/- as on 31.12.2003 and the total amount payable is Rs.9,94,350/- (Rupees nine lakhs ninety four thousand three hundred and fifty) only. While enclosing the minutes and connected record the C.C.L.A has requested the Government for issue of necessary orders in the matter.

7. When called for a further report, the Special Chief Secretary and Chief Commissioner of Land Administration has furnished the certified copies obtained from Sub-Registrar, Azampur, Affidavit in LGC No. 4 of 2002 filed by Government and Undertaking obtained from applicant.

8. Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No. 166, Revenue (Assn.POT) Department dated 16.2.2008 and after careful consideration of the recommendations of the Regularization Committee hereby accord permission for regularization of Government land measuring an extent of 748 square yards in Premises No. 16-2-738/4/6/1, Gaddiannaram, Saidabad Mandal, Hyderabad District in favour of G.Madhava Varma S/o G.Ranga Raju on payment of charges of Rs. 9,94,350/- (Rupees nine lakhs ninety four thousand three hundred and fifty) only as per the G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008 as recommended by the State Level Regularization Committee in its meeting held on 19.02.2010. The above transfer of rights subject to ensuring the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.
- (ii) The Registered Document should be verified about its validity and genuineness and to be attested as recommended by the CCLA Committee before issuing Notice to the applicant for payment of charges.
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (iv) All other conditions prescribed in G.O. Ms. No.166, should be followed.

9. The Special Chief Secretary and Chief Commissioner of Land Administration, A.P. Hyderabad and the District Collector – Hyderabad shall take necessary further action accordingly.

10. The original records of O/o the District Collector – Hyderabad file bearing C.No.R1/6922/2009 containing 4 pages of Note File and 153 pages of Current File is returned herewith returned to the District Collector – Hyderabad. The receipt of the records may kindly be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary and Chief Commissioner of
Land Administration, AP – Hyderabad.
The District Collector – Hyderabad.
[with orgnl.records]
Copy to:
The Applicant (through Collector-Hyderabad)

/ Forwarded :: By Order /

SECTION OFFICER